



CITY OF TEMPE REQUEST FOR COUNCIL ACTION

Council Meeting Date: 2/13/2014
Agenda Item: 5A3

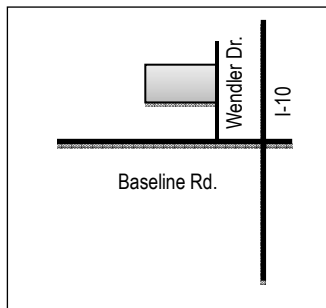
ACTION: Approve a Final Subdivision Plat for BASELINE CORPORATE CENTER, located at 4920 South Wendler Drive. The applicant is Hunter Engineering.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: BASELINE CORPORATE CENTER (PL130448) consists of an existing development with two office buildings. This request would subdivide the existing parcel into two lots with each lot containing a building and parking. The request includes the following:

SBD13028 Final Subdivision Plat for two lots.



Property Owner
Applicant
Current Zoning District
Lot 1
Lot 2

Orsett/Baseline LLC
Roger Buss, Hunter Engineering
GID, General Industrial District
5.759 acres
5.313 acres

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Ryan Levesque, Senior Planner, (480) 858-2393

Department Director: Dave Nakagawara, Community Development Director
Legal review by: Teresa Voss, Assistant City Attorney
Prepared by: Ryan Levesque, Senior Planner

COMMENTS:

This site is located north of Baseline Road and west of the I-10 Freeway, along Wendler Drive. The site consists of two office buildings with general parking in the back of the site. The request will create two lots, subdividing the development with one building and its associated parking for each lot. Draft CC&Rs have been submitted to the City for review of property maintenance, parking agreements and cross access between the lots. Additional review of the site discovered that an existing turn-around road, part of Wendler Drive is located on the subject property. Staff is requiring this portion of the roadway and existing public sidewalk, be located within a public easement.

Conclusion

Based on the information provided, staff recommends approval of the requested Subdivision Plat. This request has access to a public street and meets the technical requirement of the Tempe City Code, Chapter 30, Subdivision, and will conform to the conditions as proposed.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Community Development Department on or before February 13, 2015. Failure to record the plat within one year of City Council approval shall make the plat null and void.
2. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.
3. A cross access agreement and cross drainage easement shall be dedicated on the plat, for the purpose of maintaining the existing emergency service routes and existing drainage.
4. The Wendler Drive vehicle turn-around and sidewalk shall be located within a dedicated public access easement.

HISTORY & FACTS:

June 3, 1998	Design Review Board approved the request by Baseline Corporate Center for site plan, building elevations, and landscape plan.
November 13, 2001	Planning Commission approved a Preliminary Subdivision Plat request for BASELINE CORPORATE CENTER, located at 4916 South Wendler Drive.
November 30, 2001	City Council approved a Final Subdivision Plat request for BASELINE CORPORATE CENTER, located at 4916 South Wendler Drive. <i>(Approval Expired)</i>
January 28, 2014	Scheduled meeting with Development Review Commission for a Preliminary Subdivision Plat for this request.
February 13, 2014	Scheduled meeting with City Council for the Final Subdivision Plat for this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments